

UNAPPROVED MINUTES
CITY OF MILPITAS

RA3

Minutes: Regular Meeting of Milpitas Redevelopment Agency (Including
Joint Meeting with City Council)
Date of Meeting: February 17, 2004
Time of Meeting: 7:40 p.m.
Place of Meeting: Council Chambers, City Hall

**RA1.
CALL TO ORDER**

Mayor Esteves called to order the regular meeting of the Milpitas Redevelopment Agency, meeting jointly with the City Council, at 7:40 p.m.

**RA2.
ROLL CALL**

Present were Mayor Esteves, Vice Mayor Dixon, and Agency/Councilmembers Gomez and Polanski. Agency/Councilmember Livengood was absent.

**RA3.
MINUTES**

MOTION to approve the Redevelopment Agency minutes of February 3, 2004, including joint meeting with the City Council, as submitted.

M/S: Gomez, Polanski. Ayes: 4 Absent: 1 (Livengood)

**RA4.
AGENDA**

MOTION to approve the Agenda and Consent Calendar as submitted.

M/S: Polanski, Gomez. Ayes: 4 Absent: 1 (Livengood)

**RA5.
LIBRARY BUILDING
PROGRAM/COST PLAN**

Assistant City Engineer Greg Armendariz reported that the building program for the Library project was being brought forward tonight and was the result of a significant amount of work by the Library Subcommittee, various staff members as well as community input received through the process, expressed appreciation to the consultant team Cynthia Ripley and Martin Gordon who were present, and thanked the members of the County Library system, noting that Melinda Cervantes, Linda Arbaugh, and Sara Flowers were present in the audience. Mr. Armendariz introduced Mark Rogge who would make the presentation.

Capital Improvement Program Manager Mark Rogge outlined his presentation stating that it would cover the needs assessment, the site location, the building size and layout, the cost plan, and would conclude with the recommendations previously approved by the Subcommittee that were before the Council tonight.

Mr. Rogge reviewed highlights of the needs assessment noting that 70 percent of residents visit the library each year, it is the most visited public building in Milpitas, and is the busiest in the County Library system with approximately 2,200 patrons/day. Mr. Rogge commented on the deficiencies of the existing library designed for 100,000 volumes but currently has over 230,000 volumes. Mr. Rogge reported the Library Building Program transformed the Needs Assessment into a Building Program incorporating the services desired by the community, how best to configure the area to serve the needs of the community, and serve a high volume of traffic for many years. Mr. Rogge described the proposed site location in the MidTown area and the proposal to build a two-story 60,000 sq. ft. building that includes restoration of the existing building and new building construction that would seamlessly incorporate the existing building while preserving and honoring its historic character.

Mr. Rogge reviewed the Cost Plan that had been prepared without the benefit of plans and specifications. Mr. Rogge further reviewed the funding for the Library and Senior Center buildings, MidTown parking, and street improvements that totaled \$88.6 million. Mr. Rogge reported the Cost Plan for the Library Building totaled \$39 million, related costs (land acquisition and soil contingency, MidTown parking garage, utility undergrounding and relocation, street improvements and streetscape near the Library, and relocation of the Public Works Corporation Yard) totaled \$24 million, for a grand total Library and related MidTown Project costs of \$63 million. Mr. Rogge reviewed the recommendation to approve the Library Building Program, note receipt and file the associated projected Cost Plan, and direct staff to proceed with the design architecture selection process.

Mayor Esteves, as the Chair of the Library Subcommittee, said he would like to comment on three things: (1) the building would be considered a green building and environmentally very favorable; (2) the building library program would be a fulfillment of the needs assessment study which was the result of community input on requirements and needs; and (3) the Cost Plan was just a beginning plan and not a final figure. Mayor Esteves emphasized that this was just the beginning of the whole process.

Vice Mayor Dixon said it was *deja vu* but she agreed with everything; when the \$24 million was used as a page holder for this particular building, that was not the set budget; when you take into account the trouble encountered with this building, \$34.8 million was really a bargain; and no cost ever remains the same and every year will bring increases because we are living in this valley. Vice Mayor Dixon asked for clarification that the \$63 million didn't include the parking structure. City Manager Thomas Wilson responded that the \$39 million included the library and the \$24 million included the parking structure and the other items allocated to the project. Mr. Wilson explained the other items that were earlier allocated to this project were the TOT and the Library Capital Project Reserve; those items were designated prior to the Redevelopment reorganization. Vice Mayor Dixon inquired if the \$5 million she recalled from two years ago was not Redevelopment money. Mr. Wilson responded it came out of the General Fund capital reserves and at the time it was allocated to the project, the Redevelopment Agency had not been amended and bonds had not been sold; the Vice Mayor's comment that this program does not need to utilize those dollars was correct; staff wanted to make sure the full funding menu was presented to the Council and as this project proceeds, the Council will be asked to make and designate and dedicate funding specifically to the project. Mr. Wilson explained there were two parts to the funding; \$80 million was available from the RDA and \$5 million from the General Fund capital reserve.

Vice Mayor Dixon said that with respect to the comments about a green building, she hoped that everything learned with the City Hall building would put the library building ahead of the game. Mr. Armendariz responded that all the lessons learned with City Hall would be applied to the library.

Vice Mayor Dixon questioned if the parking garage would only be two levels. Mr. Armendariz said it would be three levels, however, the parking garage in relation to the historic building would be slightly less in height. Vice Mayor Dixon expressed two concerns, that the structure would allow an additional level in the future if needed and, unlike the parking structure at the Great Mall, that it be built to code and will accommodate emergency vehicles. Vice Mayor Dixon commented that she thought this project was almost ahead of the game since there already was a very competent team under the leadership of the City Manager and thanked the Mayor, who had never missed a Subcommittee meeting, for his work. Vice Mayor Dixon also expressed appreciation to Greg Armendariz and Mark Rogge for coming up with the idea to switch the locations of the Senior Center and the Library.

Councilmember Polanski said she wanted to make it clear that the Library was something the community needed and wanted but Redevelopment funds could not help take care of the maintenance and operation of the building; she hoped the Council would be getting recommendations of other funding sources, such as the TOT, for the long term.

Councilmember Gomez asked for clarification of the staffing level and that the design of the building would be such that it wouldn't need many employees. Mr. Armendariz explained that the building would be designed with openness and a good line of sight recognizing that the Library system doesn't have the ability to fund additional personnel at this time. City Manager Wilson added that the assessment of the ultimate staffing will have to occur at the time the final design is made; the City may want to supplement the staffing; staff was also proposing to come to the Council with a funding plan for operation and maintenance beyond the level the JPA can.

Mayor Esteves said he was very excited about this project for the City and inquired about the next step in the process. Mr. Rogge responded staff would be bringing the RFP to the Subcommittee and beginning the process to select an architect; after approval by the Subcommittee, the contract would be brought to the Council for approval.

Mayor Esteves invited comments from the audience.

Ed Connor said one of the best libraries in the area was in San Francisco and was six stories with the entire building inside done with glass. Mr. Connor said he was not in favor of building the Library in this location because of the problems with the City Hall building costing \$10 million in extra costs for the cement under the building, and suggested there could be cost overruns.

MOTION to:

1. Approve the Milpitas Library Building Program;
2. Note, receipt and file the associated projected Cost Plan; and
3. Direct staff to proceed with the Design Architecture Selection Process.

M/S: Dixon, Gomez.

Ayes: 4

Absent: 1 (Livengood)

City Manager Wilson introduced Cynthia Ripley and Martin Gordon, present in the audience, and thanked them for their excellent work. Mayor Esteves recognized Library staff members who were in the audience and who had been a great part of the program.

***RA6.
INITIAL ACCEPTANCE
CITY HALL**

Adopted Resolution No. 7384 granting initial acceptance, subject to a one-year warranty period and reducing the faithful performance bond to \$42,795.90.

***RA7.
CONSULTANT SERVICES
PUBLIC IMPROVEMENT
DESIGN AGREEMENT
KB HOMES**

1. Authorized the City Manager to enter into the agreement with Swinerton Management in the amount not-to-exceed \$469,000, subject to approval as to form by the City Attorney; and
2. Authorized the City Manager to enter into an agreement with KB Homes to finance the management and design of the streetscape improvements for Abel Street between Corning and Great Mall Parkway.

**RA8.
ADJOURNMENT**

There being no further Redevelopment Agency business, Mayor Esteves adjourned the Redevelopment Agency meeting at 8:41 p.m.

Gail Blalock, Secretary/City Clerk